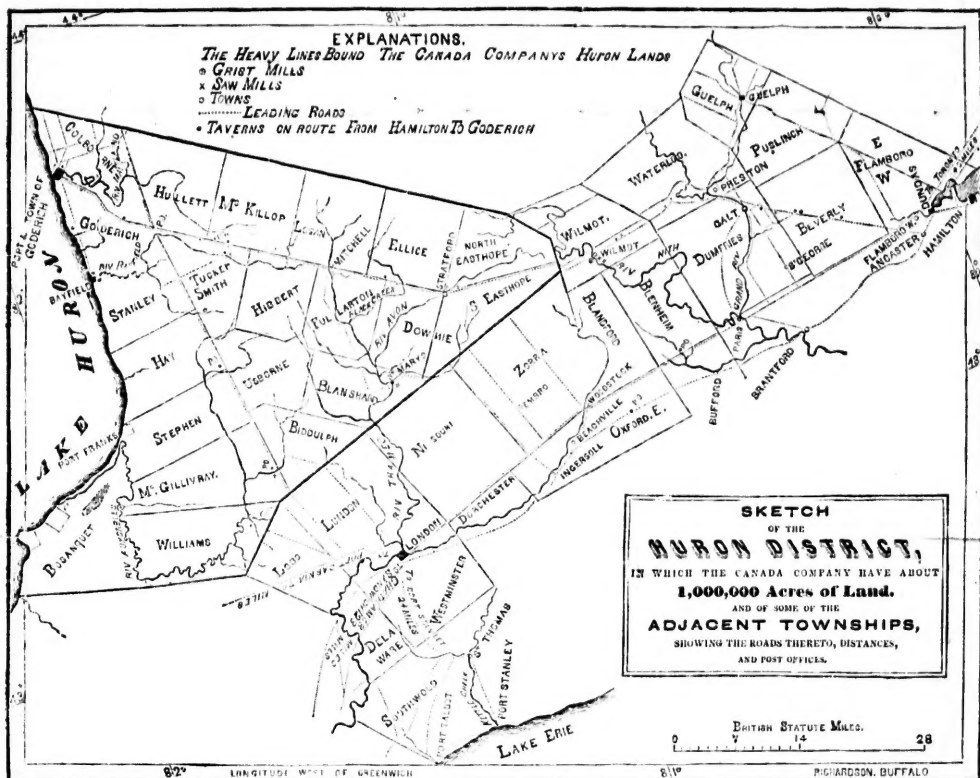




Lands in Canada West, (late Upper Canada.)

THE ATTENTION OF
EMIGRANTS, OLD SETTLERS AND OTHERS.

IS INVITED BY THE CANADA COMPANY TO THE

HURON DISTRICT,

CONTAINING ABOUT

**ONE MILLION ACRES OF LAND,
 IN ONE BLOCK,**

Extending Westward from the Gore and Wellington Districts to the Shores of Lake Huron, which bounds it for sixty miles.

The Land in the Huron District is of the finest character, and of the description best adapted to the cultivation of Wheat. This District possesses advantages which render it peculiarly eligible to every class of Settler: scarcely a bad Farm is to be found upon it: it is well watered by living Streams, and the climate is most healthy. The principal Port is Goderich, the District Town, which has a population of about 900. There are here many good Stores or Shops, Mechanics, a considerable Grist-Mill, a Fulling and Carding Mill, places of Religious Worship, resident Clergymen, good Schools, where the higher branches of the Classics are taught, &c. &c.

The Harbour of Goderich, situated at the confluence of the River Maidland with Lake Huron, is a safe and commodious one, and

capable of admitting any vessel navigating Lakes Ontario, Erie and Huron; and when the Works now in progress for the improvement of the Navigation of the St. Lawrence are completed, produce may be shipped from Goderich to Quebec in vessels capable of navigating the ocean.

The Huron District is intersected by good Roads in various directions. There are two great leading Roads; one extending Eastward towards Hamilton, at the head of Lake Ontario, about sixty miles; the other Southerly, towards London, about forty-seven miles, where it will be met by the Plank Road between Hamilton and Port Sarnia, now in progress. And in connection with the Boats on Lake Ontario—the Steam-boat EMERALD from Chippawa—KENT from Buffalo—and HURON from Sandwich, form a weekly water communication between Goderich and Quebec.

This District is admirably situated for securing the future prosperity of the Settler, from the advantages it possesses over more inland situations, through its water communication with the ocean, as Produce can be conveyed from Goderich to Montreal and Quebec for nearly the same charge as from places within thirty or forty miles land carriage of the Shipping Ports at the foot of Lake Ontario.

To the British Emigrant the Huron District possesses peculiar attractions, since the population is almost exclusively British; and an Emigrant from Great Britain or Ireland can hardly fail of meeting old neighbours already established in some part of the District; and the result of a natural feeling on the part of persons emigrating, is, that certain localities in this manner have here assumed a National character, one old neighbour or countryman inducing another to follow him; and thus are found in the Huron District, Settlements in which Highlanders, Lowland Scotch, English and Irish, each prevail: there is also a flourishing German Settlement.

One great inducement which the Huron District holds out to Old Settlers, is the manufacture of POTASH, and for which no land in the Province is so well adapted, as it is entirely timbered with the best kinds of HARD WOOD.

The Population of the Huron Tract for the year 1842, as shown by the Official Government Returns, was 9,177; being an increase on the previous year of 2,200 souls; and during the past year, the Lands disposed of by the Company exceeding 71,700 acres, have further increased it about 2,500 souls; which makes the present population, independent of natural increase, upwards of 11,600. And it is worthy of remark, as confirmatory of the advantages which the Huron District offers to the farmer, that upwards of one half of that increase consists of Old Settlers in the country, who have moved in from townships that were populous before the Huron District was even surveyed.

The Terms on which the Canada Company are now disposing of their Lands, are peculiarly favorable to the poorer classes, as they are offered on a credit of five years on payment of one-fifth of the purchase money down—the balance being then payable in five equal annual instalments, with interest; or on a Lease of Ten years. By this new plan, the Company *DISPOSE OF THEIR LANDS BY WAY OF LEASE, FOR A TERM OF TEN YEARS—NO MONEY BEING REQUIRED DOWN.* The Rents payable annually being less than the interest upon the price of the Lands—thus, for example, the price of 100 Acres, at 12s. 6d. per Acre, being £82 10s., the interest thereon will be £3, which latter sum, and no more, is the amount of Rent to be paid on the first of February in each year—full power being reserved to the Settler to purchase the Freehold, and take his Deed for the Land he occupies, at any time during the Lease, when most convenient to himself, at the price named in the Lease; and, of course, thereby save all future payment of Rents. The Company will, however, make a liberal deduction upon the price, if the Settler requires to purchase the Land before entering the tenth year of the Lease.

Upon 100 Acres, the price being 8s. 0d. per Acre, the whole Yearly Rent would be....	£1 17s. 6d. and no more.
..... 10s. 0d.	2 5 0
..... 11s. 3d.	2 12 6
..... 12s. 6d.	3 0 0
..... 13s. 9d.	3 7 6
..... 16s. 3d.	3 15 0
..... 17s. 6d.	4 2 6

SETTLERS' SAVINGS BANK ACCOUNT.

In order to afford every assistance to industrious and provident Settlers, the CANADA COMPANY will receive any sum, no matter how small the amount may be, for which their Lessee Settlers may not have immediate want, ON DEPOSIT—allowing interest at the rate of Six per cent. per annum for the same; but it is clearly understood, that the full amount, with interest accrued, shall at all times be at the disposal of the Settler, without notice. For this purpose the Company have opened an Account, which is termed "SETTLERS' PROVIDENT OR SAVINGS BANK ACCOUNT;"—thus affording to the prudent Settler every facility for accumulating sufficient money to purchase the Freehold of the Land which he LEASES, whenever he chooses to do so, within the term of Ten Years; but should bad Harvests, or any other unforeseen misfortunes visit him, he has always the amount deposited, with interest accrued, at his disposal to meet them. The advantages of this Account are confined to the Company's actual Lessee Settlers, during the continuance of their Leases; but with a view to the accommodation of Emigrants generally, they will allow interest at the rate of Four per cent. per annum for money left with them for any period not less than ninety days; but the amount thus deposited, with the interest accrued upon it, is always at the Emigrant's disposal, without notice.

The prices of the Company's Lands vary from 8s. to 15s. per acre. Some, from particular local advantages, are charged from 16s. 3d. to 20s.; but the average may be taken at 12s. 6d. per acre.

TABLE OF DISTANCES FROM HAMILTON TO GODERICH.

Via WILMOT,	MILES.	Via LONDON,	MILES.
Hamilton to Dundas,.....	5	Hamilton to Brantford,.....	26
" to Preston,.....	17	" to Oxford,.....	30
" to Hayville, in Wilmot,.....	17	" to London,.....	30
" to Stratford, in Easthope,.....	17	" to Goderich,.....	59
" to Mitchell, in Logan,.....	12½		
" to Goderich,.....	33		
	101½		145

Wagon-hire, with pair of Horses, carrying 18 cwt., per day,.....	£0 15 0
Do. Oxen, do.	0 7 6
Stage-hire, for Passengers, about, per mile, each.....	0 0 3

✧ The centre of the Huron District is ninety miles South from the new Government Settlement in Owen's Bay.

The Huron District is fifty-five miles from Hamilton, at the head of Lake Ontario, and is twelve miles from London. Steamers ply daily from Lewiston and Niagara to Hamilton and Toronto, forty miles; and the distance by Railway from Buffalo to Lewiston, is 20 miles. There are also Steamers constantly passing from Rochester and Oswego to Toronto and Hamilton. The British steamboat KENT leaves Buffalo twice a-week for Port Stanley, on Lake Erie, distant 120 miles; London, by the plank road, is thence 24 miles.

✧ The Canada Company have also about ONE MILLION of acres of Land, in Blocks containing from Three Thousand to Nine Thousand acres each, in the Western District; and in One and Two Hundred acre Lots scattered throughout almost every Township in Canada West.

✧ Every information, and LISTS OF LANDS, may be obtained, free of charge, by applying (if by letter, Post-paid) to either of the COMPANY'S OFFICES, or to RICHARD BIRDSALL, Esq., Asphodel, Colborne District, Canada West.

CANADA COMPANY'S OFFICES,
Frederick-Street, Toronto, and Goderich, 21st May, 1844. }

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